

CHICAGO PLAN COMMISSION
121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
September 13, 2018
MINUTES

PRESENT

Terry Peterson*
Raul Garza*
Sarah Lyons*
Alderman Joseph Moore
Mike Kelly
Alderman Walter Burnett
Laura Flores
Alderman Edward Burke
Alderman Tom Tunney
Rebekah Scheinfeld*
Martin Cabrera*
David Reifman*
Fran Grossman*

ABSENT

Alderman Proco Joe Moreno
Linda Searl
Les Bond, Jr.
Gary Gardner
Mayor Rahm Emanuel
Alderman Daniel Solis
Reverend Albert Tyson
Smita Shah

- A. The Chairman called the September 13, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:09 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 7-0 members present(*). A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Lyons, Sara, seconded by Garza, Raul, to approve the Minutes of the August 16, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 7-0 vote.
- C. A motion by Grossman, Fran, seconded by Lyons, Sara, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 7-0 vote.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program, generally located at 2848 West Fulton Street to Yamil Pena and Eunice Pena (18-058-21; 27th Ward)
2. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program, generally located 3809 South Wabash Avenue to Kenneth Morgan (18-058-21; 3rd Ward)
3. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program, generally located 4000 West Carroll Avenue to Rebekah Faith Garcia (18-058-21; 28th Ward)

4. A resolution recommending a proposed ordinance authorizing Adjacent Neighbors Land Acquisition Program, generally located 5225 South Carpenter Street to Bobby Manoli (18-058-21; 20th Ward)

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2604-06 West Ogden Avenue to Mark Degnen Lawndale Real Estate LLC (18-060-21; 28th Street)
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5743 South Ashland Avenue to John Escobar, Esp. c/o TDB55 LLC (18-061-21; 16th Ward)

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 2908 West Roosevelt Road; 2910 West Roosevelt Road; 2912 West Roosevelt Road; 2916 West Roosevelt Road; 2918 West Roosevelt Road; 2920 West Roosevelt Road; and 1143 South Richmond Street to Roosevelt Road Veterans Housing L.P and/or it's affiliated entities (18-062-21; 28th Ward)

Tax Increment Finance District

1. A resolution recommending a proposed change of use within the Central West Tax Increment Financing Redevelopment Project Area in the area generally bounded by West Warren Boulevard, North Ogden Avenue, the alley south of West Boulevard and Ashland Avenue (18-059-21; 27th Ward)

D. EQUITABLE PARTICIPATION EXECUTIVE ORDER UPDATE

E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Tunney, Tom, seconded by Grossman, Fran, to approve a proposed Waterway Industrial Planned Development, submitted by HRE Crawford, LLC, for the property generally located at 3409-3701 South Pulaski Road, 3318-3460 South Hamlin Avenue and 3747-57 West 35th Street. The applicant is proposing to construct a 52' tall, approximately 1,060,000 square foot warehouse/distribution facility, with a maximum of 188 loading berths and a minimum of 225 accessory, vehicular, parking spaces as well as landscaped open areas on the overall 70-acre site. The site is currently zoned M3-3 (Heavy Industry) and will remain as such prior to the establishment of the proposed Planned Development, was approved by a 10-1 vote. (19766; 22nd Ward)
2. A motion by Tunney, Tom, seconded by Garza, Raul, to approve proposed planned development, submitted by GW Property Group LLC, for the property generally located

at 1750 North Western Avenue. The site is currently zoned M1-1/M1-2 (Limited Manufacturing/Business Park) and C1-2 (Neighborhood Commercial). The applicant proposes to rezone the site to B3-5 (Community Shopping) before establishing a Planned Development to permit the construction of a 6-story, 70' building with approximately 9,000 square feet of retail, 109 dwelling units and 42 accessory, vehicular parking spaces, was approved by a 9-0 vote. (19559; 1st Ward)

3. A motion by Kelly, Mike, seconded by Garza, Raul, to approve a proposed amendment to Residential Planned Development No. 168 submitted by Rush University Medical Center for the property generally located at 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue; 1400-1554 West Harrison Street; 501-531 South Ashland Avenue, was approved by a 9-0 vote. The applicant proposes to rezone the site to Institutional Planned Development No. 168, as amended and construct a 205' tall, ambulatory building for cancer and neurological care, a 6-story accessory parking garage with approximately 1,200 accessory vehicular parking spaces, an accessory surface parking lot, ground floor retail, specialty pharmacy and accessory and related uses (19692, 28th Ward)
4. A motion by Garza, Raul, seconded by Peterson, Terry, to approve a proposed amendment to Planned Development No. 1156, Planned Development No. 1345 and a proposed Industrial Corridor Map Amendment within the Armitage Industrial Corridor, submitted by Mia Property Acquisitions, LLC, for the property generally located at 2102-2120 North Natchez, was approved by a 8-0 vote. The site is currently zoned Planned Development No. 1156, Planned Development No. 1345, RT-4 (Residential Two-Flat, Townhouse and Multi-Unit), M1-1 (Limited Manufacturing/Business Park), and M2-2 (Light Industry). The site is currently improved with 12 (6-flat) residential buildings and 72 dwelling units. The applicant proposes to rezone the site to a unified RT-4 (Residential Two-Flat, Townhouse and Multi-Unit) prior to re-establishing Planned Development No. 1345, as amended. The proposal will establish three subareas (A, B and C), add 39 dwelling units and 55 vehicular parking spaces to subarea C, establish a maximum of 195 dwelling units, establish a min. of 238 accessory, vehicular, parking spaces for the entire site and construct a community building (19687; 29th Ward)
5. A motion by Cabrera, Martin, seconded by Peterson, Terry, to approve proposed Planned Development submitted by Triangle Square, LLC, for the property generally located at 1653-1739 West Webster Avenue and 2075-2189 North Elston Ave., was approved by a 8-0 vote. The site is currently zoned M3-3 (Heavy Industry). The applicant proposes to rezone the site to C2-3 (Motor Vehicle-Related Commercial) before establishing a Planned Development that will include four sub-areas. Sub-Area A will contain an approximately 90'-tall building with ground floor commercial space, 300 DU, and 200 accessory, vehicular parking spaces. Sub-Area B will contain a 40'-tall commercial building with 10 accessory, parking spaces. Sub-Area C will contain a 90'-tall building with 66 DU and 67 accessory, vehicular parking spaces. (19506; 32nd Ward)

6. A motion by Lyons, Sara, seconded by Garza, Raul, to approve a proposed amendment to planned development no. 1371 submitted by FCC NW Highway LP, for the property generally located at 5150 North Northwest Highway, was approved by a 9-0 vote. The applicant proposes to amend the planned development pursuant to the current approved provisions. The amendment will allow for the development of Sub-Area B with a 7-story mixed-use building to contain commercial use on the ground floor and 75 dwelling units on the floors above. The proposal will also contain provisions for 40 accessory parking stalls. Sub-Area A will remain as previously approved and unchanged as a 5-story residential storage warehouse (19616; 45th Ward)

Adjournment

A motion by Lyons, Sara, seconded by Garza, Raul, to adjourn the September 13, 2018, Regular Hearing of the Chicago Plan Commission at 3:42 PM, and was approved by a 7-0 vote.